CESSNA TWP
NORTHERN SD 00080

Hardin County, Ohio
Michael T. Bacon, Auditor

08-150004.0000 AGR
H57 2026

sale

2023 LUDWIG LARRY L & TAMM		2021-04-08
2024 LUDWIG LARRY L & TAMM		2021-04-08
2025 LUDWIG TAMMY M		2024-01-19
2026 LUDWIG TAMMY M		2024-01-19 PT NW 1/4 S15 60.00A
8171 CR 115		5AF SEE 08-150004.01 FOR REST
		$0 OF SPECIAL ASSESSMENTS
KENTON OH 43326		

Eff Rate:– 39.01 — 41.29 — 41.12 — 41.13 — a/r

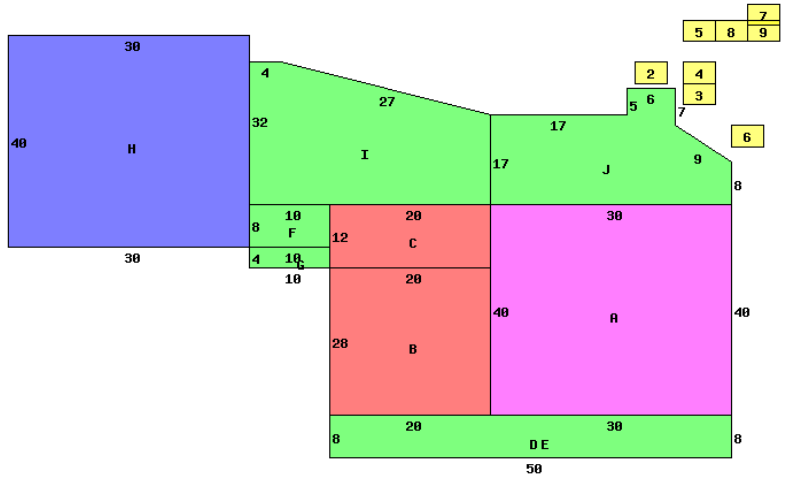
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	60.0000	60.0000	60.0000	60.0000	60.0000			
Land100%	353690	353690	353690	353690		353690	512830	512820
Bldg100%	285890	285890	285890	285890		285890	346230	346240
Totl100%	639570t	639570t	639570t	639570t		639570t	859060t	859060t
Cauv100%	173310	173310	173310	173310		353690	512830	173270
Tax Value:								
Land 35%	60660	60660	60660	60660		60660	60640	179490
Bldg 35%	100060	100060	100060	100060		100060	121180	121180
Totl 35%	160720t	160720t	160720t	160720t		160720t	181820t	300670t
Hmstd35%	75080	75080	75080	75080		75080	98560	
Owner Oc	66.92	66.66	66.38	66.38	66.38	hmstd 5250 l	69830 b	
Hmstd RB								
Net Tax	5629.84	5999.44	5975.82	5975.82	5975.82			
Cauv Sav	3550.60	2237.66	2382.74	2373.34				
Sp-Asmnt	128.84	131.20	159.51	159.51				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1200		a	*MAIN
2 B	F	A		560		b	ADDTN
1 B	F	A		240		c	ADDTN
	DK	P		400	6000	d	PORCH
	CAN	P		400	3200	e	PORCH
	EFP	P		80	3200	f	PORCH
	OFP	P		40	1200	g	PORCH
	F	G		1200	28800	h	GRAGE
	PAT	P		680	2040	i	PORCH
	DK	P		502	7530	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
34	5	2024-01-19	LUDWIG TAMMY M	5AF *	0	353690	285890
140	8	2021-04-08	LUDWIG LARRY L & TAMMY M	8SD *	0	322600	195340
128	5	2005-04-15	LUDWIG LARRY	5CT *	0	104710	59940
701	1	1990-08-31		1UN *	0	0	88110

Year	Land	Bldg	Total	Net Tax
2022	33120	74120	107240	4712.58
2021	33120	68370	101490	4480.06

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
131 BLANCHARD RIVER MAINT	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
286 DEARDORFF #1024 - BLANCHARD	XA/2025			
351 AULT-BLANCHARD RIVER	XA/2025			



8171 CR 115 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2000	137860
	Full Upper	FRAME	560	46110
	Basement		2000	36860
	Subtotal			220830
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X			
Number of Rooms		6	2		
Bedrooms		1	2		
Central Heat				A	
F/A ELECT					
Heat Pump				A	
Central A/C				A	
Plumbing					
Standard	1				
Extra 2 Fixture	1				
Extra Fixture	1				

Air Conditioning		4510
Plumbing		2100
Garages and Carports		28800
Extra Features		23170
Total Value		279410
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
Neighborhood:		
Code:		700
Dwl/Gar/NC%		1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2560		C	1920GD	279410	.40		259850
3	Pole Build		30X60	1800		C	1956AV	21600	.65		7560
4	Lean-To		20X60	1200		D	2004AV	7680	.50		3840
5	Shed		15X18	270		D	2009AV	2590	.40		1550
6	Pool	*PP		0			OLD/	0			0
7	Pole Build	1	120X60	7200		C	2010AV	86400	.40		51840
8	Lean-To		14X16	224		D	2010AV	1430	.40		860
9	Lean-To		24X120	2880		C	2021AV	23040	.10		20740

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA		BLOUNT SILT LOAM 0-		24.8124	8740	216860	2550	63270
C	2	BOB		BLOUNT SILT LOAM, 2		9.7893	8370	81940	2230	21830
C	17	HKA		HASKINS SILT LOAM 0		3.4313	8560	29370	2830	9710
C	52	PKA		PEWAMO SICL 0-1% SL		16.3007	9410	153390	3450	56240
W	1	BOA		BLOUNT SILT LOAM 0-		.1568	5230	820	230	40
W	2	BOB		BLOUNT SILT LOAM, 2		1.7819	4540	8090	230	410
W	17	HKA		HASKINS SILT LOAM 0		.1022	5840	600	230	20
	670	HSITE	HOMESITE			1.0000	21750	21750	21750	21750
	980	ROAD	ROAD			2.6254				
						60		512820	(100%)	173270
								179490	(35%)	60640

CAUV # 3357

Call Back: Sign: PSN Date: 2015-04-16 Lister:

08-150004.0000-v082020R